FOR LEASE

Retail Space Opportunity



KING'S PLAZ 656-728 FAIRPLEX DR. POMONA, CA

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LEASE BROCHURE

DISCLAIMER

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USVN VANGUARD

656 - 728 Fairplex Dr. Pomona, CA 91768

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HIGHLIGHTS

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KING'S PLAZA

- 3.4 AC Shopping Center
- T.I. Packages Available
- Rent \$2.25 + NNN's

Available Space ranges between: 1,000 SF - 18,000 SF Spaces

Retail Space Opportunities include:

- In-Line
- Stand Alone Just Leased!
- Big Box
- New Monument Addition







LOCATION





- 2 Miles from Cal
 Poly Pomona
 University
- 2 Miles from LA
 County Fairgrounds
- Close proximity,
 FWY-71, FWY-57,
 and FWY-10

SPACE OPPORTUNITIES





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RETAILERS

1





COMING SOON :

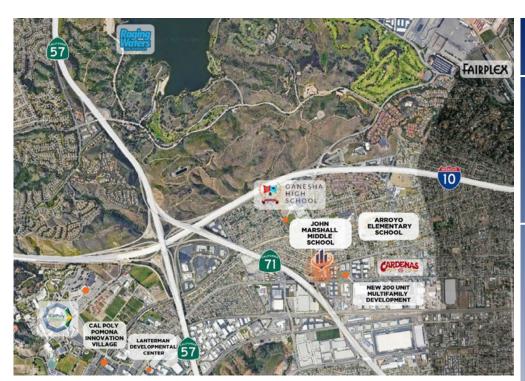


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MAP & DEMOGRAPHICS





POPULATION	.25 MILE	.5 MILE	1 MILE
Total Population	1,159	4,639	17,171
Average Age	29.9	30.4	33.5
HOUSEHOLDS & INCOME	.25 MILE	.5 MILE	1 MILE
Total Households	264	1,074	4,361
# of Persons Per HH	4.4	4.3	3.9
Average HH Income	\$69.331	\$72,419	\$73,494
Average House Value	\$402,303	\$391,943	\$377,345

DEVELOPMENTS COMING SOON



BEGONIA REAL ESTATE DEVELOPMENT, INC.



- -200-UNIT
- -4 STORY MULTIPLE-FAMILY
- RESIDENTIAL PROJECT
- 2.87-ACRE SITE
- LOCATED AT 1925 W. HOLT AVENUE

-(APN: 8355-016-017)

THE COMPLEX



- -178 UNIT LUXURY APARTMENTS -OFF CAMPUS STUDENT HOUSING - 8.23-ACRE
- -1.4 MILES FROM CAL POLY POMONA
- LOCATED AT 815 CORPORATE CENTER DR. -Cal Poly Pomona University



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